

SEP 26 2003

by Council Liaison's Office

Memorandum

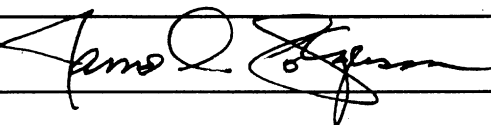
TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Leslye Corsiglia

SUBJECT: SEE BELOW

DATE: September 22, 2003

Approved



Date

9.25.03

COUNCIL DISTRICT: City-wide

INFORMATION

SUBJECT: FOURTH QUARTER REPORT DETAILING ACTIVITY IN THE HOUSING DEPARTMENT'S HOUSING REHABILITATION PROGRAM

This report covers activity in the Housing Rehabilitation Program for the fourth and last quarter of Fiscal Year 2002-03 (April 1, 2003 through June 30, 2003) and summarizes significant year-end achievements.

The Housing Rehabilitation Program provides loans and grants and construction oversight to extend the useful life of affordable housing, including single-family homes, mobilehomes and multi-family homes. The Department also administers the Strong Neighborhoods Initiative Exterior Grant Program and the Hensley Historic District Preservation Grant Program for residential rehabilitation in the Strong Neighborhoods Initiative (SNI) Redevelopment Project Areas.

As reported in the Third Quarter Report to the City Council, due to the State Budget crisis and the fiscal uncertainties with Redevelopment funding, since mid-January the Department has only approved emergency applications for rehabilitation loans and grants. The Department continues to receive and process requests for emergency assistance. The Department also continues to supervise rehabilitation of properties for which applications were previously approved and funded.

Highlights and Accomplishments

Significant actions completed during FY 2002-03 include:

- Through the end of the fourth quarter, 384 rehabilitation projects for a total of 403 units were completed, including 154 mobilehome units. This represents an increase of 60 projects from the previous fiscal year and 76 additional units rehabilitated.
- In addition, a total of 579 units were painted through the Department's Paint Program.
- The Program continues to effectively target and serve the City's lower-income residents.

The breakdown of residents served by income category in FY 2002-03 is as follows:

Extremely Low Income: 197 (36%)

Very Low Income: 162 (29%)

Low Income: 156 (28%)

Moderate Income: 35 (7%)

A total of 93% of all approvals are to clients in the lower-income categories.

- Senior citizens represented approximately 37% of housing rehabilitation customers approved for assistance in FY 2002-03.
- In accordance with adopted City Council Policy, the Program continues to work towards spending a minimum of 75% of program funds in targeted areas. In FY 2002-03, 67% of funds were spent in targeted areas.
- Since the inception of the SNI Exterior Grant Program in August 2002, the Department has approved a total of 185 applications for Exterior Grants. Of these, the Department has received funding for 85 applications. There are an additional 497 SNI Exterior Grant Program applications on hold. The Agency has recommended \$2.3 million in funding for this program from the recently issued \$60 million bond.
- Future funding for the Hensley Historic District Preservation Grant Program remains uncertain. The proposed FY 2003-2004 Agency budget does not include funds for the Program.

Quarterly Reports

The following reports are included in this document:

- **Housing Rehabilitation Program Production** – Reports on activity in the Housing Rehabilitation programs through the fourth quarter of 2002-03. The report includes data on loan approvals, completions, and grant awards undertaken during the fiscal year.
- **SNI Rehabilitation Program Production** – Reports on all rehabilitation activity in the SNI areas where housing rehabilitation is a “top ten” priority in the neighborhood improvement plan.


LESLEY CORSIGLIA
Director of Housing

HOUSING REHABILITATION PROGRAM PRODUCTION

As of 06/30/2003
(ATTACHMENT I)

2002-2003

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year Totals	1998-99	1999-00	2000-01	2001-02
Number of Loans/Grants Approved	168	244	45	93	550	416	231	352	412
Deferred Loans	3	9	2	7	21	27	55	107	17
Amortized Loans	2	0	0	1	3	14	10	13	5
Grants/Conventional Homes	109	156	32	80	377	148	22	0	188
Grants/Mobilehomes	53	80	11	5	149	227	144	232	202
Units in Approved Loans/Grants	188	278	45	136	647	476	232	357	418
Dollar Amount in Approved Loans/Grants	\$2,910,030	\$3,434,065	\$1,496,720	\$3,676,084	\$11,516,899	\$5,605,483	\$3,243,158	\$7,431,422	\$6,388,961
Number of Projects Completed	85	90	96	113	384	303	281	170	324
Units in Completed Projects	88	90	111	114	403	310	287	243	327
Number of Applications Cancelled	26	18	41	9	94	103	65	107	93
Units in Cancelled Applications	26	18	41	12	97	110	65	108	107
Paint Grants Approved	192	148	170	1	511	892	868	720	721
Units in Paint Grants	207	159	212	1	579	1167	1,076	785	1,021
Dollar Amount in Paint Grants	\$555,887	\$418,514	\$491,232	\$2,930	\$1,468,563	\$1,786,740	\$1,784,191	\$1,398,290	\$2,099,069

ATTACHMENT 2

SNI Rehabilitation Program Activity 7/1/02 thru 06/30/03

SNI ACTIVITY	Council District #	Projects On Hold	Approved Projects	\$ Approved Projects	Under Construction	Projects Completed	Paint Projects Complete	Paint \$ Approved	Total Funds Approved
<i>Blackford</i>	1	25	8	\$320,000	5	0	1	\$5,900	\$325,900
<i>Burbank</i>	6	15	7	\$242,500	1	1	2	\$10,600	\$253,100
<i>East Valley / 680</i>	5	99	32	\$1,333,000	15	24	17	\$39,214	\$1,372,214
<i>Five Wounds</i>	3 & 5	21	4	\$175,000	0	0	16	\$71,754	\$246,754
<i>Greater Gardner</i>	3 & 6	19	4	\$140,500	4	2	3	\$9,198	\$149,698
<i>Hoffman / Via Monte Thirteenth Street (Inc. Hensley Historical)</i>	10	31	21	\$835,220	6	0	2	\$6,875	\$842,095
	3	57	34	\$1,148,085	14	12	20	\$85,495	\$1,233,581
<i>KONA</i>	7 & 8	35	16	\$537,135	7	10	12	\$28,832	\$565,967
<i>Winchester</i>	1 & 6	22	8	\$255,000	5	1	2	\$5,464	\$260,464
Sub T O T A L		348	134	\$4,986,440	57	50	75	\$263,332	\$5,249,773
Other S N I		149	67	\$2,243,030	20	31	52	\$277,737	\$2,520,767
Grand T O T A L *		497	201	\$7,229,470	77	81	127	\$541,069	\$7,770,540
<i>* Inc. Mobilehome approvals</i>									